

REPORT OF THE COMMITTEE ON ZONING AND BUILDING

July 22, 2008

The Honorable,
The Board of Commissioners of Cook County

ATTENDANCE

Present: President Stroger and Chairman Silvestri, Vice Chairman Murphy
Commissioners Beavers, Butler, Claypool, Collins, Daley, Gorman, Goslin,
Maldonado Moreno, Peraica, Quigley, Schneider, Sims, Steele and Suffredin
(17)

Absent: None(0)

Ladies and Gentlemen:

Your Committee on Zoning and Building, having had under consideration the matter hereinafter mentioned, respectfully reports and recommends as follows:

SECTION 1

Your Committee has considered the following numbered and described application requesting a public hearing before the Cook County Zoning Board of Appeals on a request for a Special Use for Unique Use on certain properties described therein:

292939 DOCKET #8411 – JEANES CONSTRUCTION COMPANY, 13841 Southwest Highway, Orland Park, Illinois 60462, Owner, Application (No. SU-08-01; Z08023). Submitted by Hidden Acres of Palos Park LLC, 13841 Southwest Highway, Orland Park, Illinois 60462. Seeking a SPECIAL USE in the R-4 Single Family Residence District for a Planned Unit Development preliminary (PUD) for ten (10) single family homes in Section 35 of Palos Township. Property consists of 6.9 acres, located at the southwest corner of 129th Street and 84th Avenue in Palos Township, County Board District #17. Intended use: Ten (10) single family home sites.

Recommendation: That the preliminary Planned Unit Development (PUD) be granted.

Conditions: The proposed preliminary Planned Unit Development (PUD) conforms with the planning objectives, policies and maps of the County as specified in the Cook County Comprehensive Land Use and Policies Plan.

Objectors: None

The Cook County Zoning Board of Appeals to whom said applications were referred, submitted Communications setting forth its findings and recommendations following public hearings held thereon, and recommended that said applications be granted subject to conditions as stated in the findings.

Commissioner Gorman, seconded by Commissioner Goslin, moved the approval of Communication No. 292939. The motion carried unanimously.

SECTION 2

Your Committee has considered the following items and upon the adoption of this report the recommendations are as follows:

295296 DOCKET #8308 – J. PETITO, Owner, Application (No. V-07-78): Variation to reduce north side yard setback from 10 feet to 2 feet 6 inches for a one story attached garage addition in the R-5 Single Family Residence District. The subject property consists of approximately 0.21 of an acre, located on the west side of Linden Avenue, approximately 54 feet south of Gregory Street in Norwood Park Township, County Board District #9. **Recommendation: That the preliminary Planned Unit Development (PUD) be granted.**

Deferred at the Board meeting of September 6, 2007.

Approval on June 17, 2008 to remand the application to the Zoning Board of Appeals.

Conditions: The applicant must install evergreens on the side of the garage facing the neighbor directly affected by the setback request. Evergreens must be a minimum of 4 feet in height when planted.

Objectors: Two neighbors objected to the 2 feet 6 inch side yard setback stating that it would restrict their light into their kitchen and bedroom, and not wanting to face a wall.

295297 DOCKET #8438 – S. POWELL, Owner, Application (No. V-08-56): Variation to reduce rear yard setback from 40 feet to 30 feet for a deck in the R-5 Single Family Residence District. The subject property consists of approximately 0.29 of an acre, located on the south side of Washington Avenue, approximately 175 feet east of Springfield Avenue in Worth Township, County Board District #6. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

295298 DOCKET #8439 – R. FLORES, Owner, Application (No. V-08-57): Variation to reduce right side yard setback from 10 feet to 4 feet (existing); and reduce front yard setback from 30 feet to 27 feet (existing) for an after the fact detached garage in the R-5 Single Family Residence District. The subject property consists of approximately 0.23 of an acre, located on the east side of Martin Avenue, approximately 243 feet south of Belmont Avenue in Leyden Township, County Board District #17. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

295299 DOCKET #8440 – ZM ROOFING & CONSTRUCTION, Owner, Application (No. V-08-58): Variation to reduce both side yard setbacks from 10 feet to 5 feet; and reduce front yard setback from 30 feet to 25 feet for a new single family residence in the R-5 Single Family Residence District. The subject property consists of approximately 0.23 of an acre, located on the east side of Degener Avenue, approximately 266 feet north of Hawthorne Street in Proviso Township, County Board District #17. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

295300 DOCKET #8441 – R. & E. LARA, Owners, Application (No. V-08-59): Variation to reduce left side yard setback from 10 feet to 2 feet; reduce right side yard setback from 10 feet to 1 foot; increase the floor area ratio from .40 to 1.20; and reduce front yard setback from 39 feet to 17 feet 8 inches for a new single family residence in the R-5 Single Family Residence District. The subject property consists of approximately 0.06 of an acre, located on the south side of 71st Street, approximately 153 feet east of Nottingham Avenue in Stickney Township, County Board District #11. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

295301 DOCKET #8442 – K. OWEN, Owner, Application (No. V-08-60): Variation to reduce lot width from 150 feet to 100 feet (existing) for an addition to single family residence on well and septic in the R-4 Single Family Residence District. The subject property consists of approximately 1.15 acres, located on the north side of Echo Lane, approximately 400 feet east of Quentin Road in Palatine Township, County Board District #17. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

Department of Public Health Approval #16618

295302 DOCKET #8443 – J. GALBRAITH, Owner, Application (No. V-08-61): Variation to increase height of fence from 6 feet to 6 feet 4 inches for replacement fence in the R-3 Single Family Residence District. The subject property consists of approximately 1.02 acres, located on the south side of Hill Road, approximately 816 feet west of Woodley Road in New Trier Township, County Board District #14. **Recommendation: That the application be granted.**

Conditions: None

Objectors: None

Commissioner Goslin, seconded by Commissioner Moreno, moved the approval of Communication Nos. 295296, 295297, 295298, 295299, 295300, 295301 and 295302. The motion carried unanimously.

SECTION 3

Your Committee has considered the following items and upon the adoption of this report the recommendations are as follows:

- 295303 CTB REAL ESTATE HOLDINGS, LLC, a subsidiary of Centrust Bank, NA, Owner, 400 Lake Cook Road, Suite 202, Deerfield, Illinois 60015, Application (No. SU-08-03; Z08066). Submitted by Edward J. Kus, Shesky & Froelich, Ltd., 111 East Wacker Drive, Suite 2800, Chicago, Illinois 60601. Seeking a SPECIAL USE, UNIQUE USE in the C-3 General Service District for a drive-through in conjunction with banking facility in Section 04 of Northfield Township. Property consists of approximately 1.0088 acres located on the east side of Waukegan Road, approximately 459 feet south of Walnut Circle in Northfield Township County, Board District #14. Intended use: For a drive-through banking facility.
- 295304 DOROTHY PORTELLI, Owner, 19200 Riegel Road, Homewood, Illinois 60430, Application (No. SU-08-02; Z08065). Submitted by same. Seeking a SPECIAL USE in the R-3 Single Family Residence District for the continued use (as granted by SU-83-03 for 25 years) for three rental units (duplex and garage apartment) in Section 08 of Bloom Township. Property consists of 1.87 acres located on the northwest corner of Riegel and Holbrook Roads in Bloom Township, County Board District #6. Intended use: Continued use for three rental units (duplex and garage apartment).

Commissioner Beavers, seconded by Commissioner Steele, referred the following New Applications to the Zoning Board of Appeals. The motion carried unanimously.

Commissioner Steele, seconded by Commissioner Beavers, moved to adjourn. The motion carried and the meeting was adjourned.

Respectfully submitted,
Committee on Zoning and Building

Peter N. Silvestri, Chairman

Attest:

Matthew B. DeLeon, Secretary